

## SECTION 19

## COMMERCIAL AND INDUSTRIAL MIXED USE (C-I)

- 19.1 Intent: The intent of this mixed use district is to provide both: (1) areas for commercial and service enterprises which are intended to serve the needs of the traveling public and local residents, and; (2) areas for light industrial uses for the benefit of the greater Big Sky area.
- 19.2 Minimum Lot Size and Width: There shall be no minimum lot area or width. Lot area and width shall, however, be large enough to accommodate proposed buildings, required parking and all applicable design standards, including landscaping (See 19.7, below).
- 19.3 Permitted Uses:
- a. Accessory apartments for employees.
  - b. Accessory garages, parking, loading facilities, fences, hedges and walls.
  - c. Art foundries.
  - d. Art galleries.
  - e. Artist's studios.
  - f. Bakeries.
  - g. Bars and lounges.
  - h. Bed and breakfast inns.
  - i. Bus shelters and bus turnouts.
  - j. Business and office machine sales, service and repair.
  - k. Car washes.
  - l. Churches.
  - m. Coin-operated laundromats.
  - n. Convenience stores, with or without gasoline sales.
  - o. Emergency services, including police, ambulance and fire stations.
  - p. Financial institutions.
  - q. Gasoline/service stations.
  - r. Greenhouses and Nurseries, plant.
  - s. Guide services for hunting and fishing and other outdoor activities.
  - t. Hardware/variety, appliance, plumbing and electrical supply sales.
  - u. Health and exercise establishments.
  - v. Manufacturing, light, completely indoors.
  - w. Medical Offices, clinics, and centers, including dental.
  - x. Motels.
  - y. Offices, professional.
  - z. Parks, trails and open space.
  - aa. Printing shops.
  - bb. Rental, sales and service of non-motorized sports equipment.
  - cc. Restaurants and cafes.
  - dd. Retail sales, including but not limited to:
    1. Clothing
    2. Food
    3. Furniture
    4. Gift/flower
    5. Lighting
    6. Pets, pet food and accessories
    7. Pharmaceutical
    8. Showrooms

**SECTION 19****COMMERCIAL AND INDUSTRIAL MIXED USE (C-I) (cont.)**

- 9. Sporting goods
- ee. Utility service establishment.
- ff. Sale of building materials, including materials stored in an outdoor yard.
- gg. Sign manufacture, painting and maintenance.
- hh. Storage facilities, including warehouses and mini-warehouses.
- ii. Veterinary clinics.
- jj. Workshops and offices, including but not limited to:
  - 1. Cabinetry, woodworking and millwork.
  - 2. Countertops and accessories.
  - 3. Electrical and lighting.
  - 4. Floor coverings.
  - 5. Mechanical and plumbing.
  - 6. Paints.
  - 7. Sheet metal.

**19.4 Conditional Uses:**

- a. Accessory uses not listed in Section 19.3.
- b. Attached multi-family housing, located only on second or subsequent floors, at a maximum density of 12 units per acre.
- c. Automobile body repair and paint shops.
- d. Automobile repair shops.
- e. Animal Shelter.
- f. Campgrounds and campground accessory uses as listed in Section 29.5.
- g. Log building manufacturing yards.
- h. Drive-through facilities.
- i. Single-family dwellings.
- j. Firewood cutting and storage.
- k. Food processing plants.
- l. Foundries.
- m. Gambling establishments.
- n. Gravel quarries and quarry operations.
- o. Heliport, commercial.
- p. Light steel fabrication, including architectural and miscellaneous fabrication.
- q. Machine shops
- r. Planned unit developments.
- s. Recreational vehicle parks.
- t. Rental, sales and service of horses and motorized sports equipment.
- u. Roof-mounted satellite dish antennas.
- v. Truck terminals.
- w. Utility service operation facilities.
- x. Veterinary clinics with outdoor pens, kennels or runs.

19.5 <u>Required Setbacks:</u>	Front:	20 feet
	Side:	10 feet
	Rear:	10 feet

**19.6 Maximum Building Height: 35 feet**

## **SECTION 19                      COMMERCIAL AND INDUSTRIAL MIXED USE (C-I) (cont.)**

- 19.7 Additional Standards: See Development Standards, Entryway Corridor Standards (Section 32) and Commercial Design Standards (Section 31).
- 19.8 Off-Street Parking: See Section 34.
- 19.9 Outdoor Storage: All outdoor storage shall be screened from the view of neighboring lots.

*(Amended: County Commission Resolution No. 1997-81)*

*(Amended: County Commission Resolution No. 2002-49)*

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## **SECTION 20                      COMMUNITY COMMERCIAL (CC)**

20.1 Intent: The intent of this district is to accommodate the unified development of community retail, service and office facilities with convenient auto access.

20.2 Minimum Lot Size and Width. There shall be no minimum lot area and width. Lot area and width shall, however, be large enough to accommodate proposed buildings, required parking, and applicable design standards.

20.3 Permitted Uses:

- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
- b. Bakeries.
- c. Barber and beauty shops.
- d. Bars and lounges.
- e. Bed and breakfast inn (with eight or less rooms).
- f. Bus shelters and bus turnouts.
- g. Coin-operated laundromats.
- h. Convenience stores.
- i. Emergency services, including police and fire stations.
- j. Employee housing.
- k. Financial institutions.
- l. Hardware/variety stores.
- m. Health and exercise establishments.
- n. Lodges, clubs and fraternal organizations.
- o. Medical clinics and offices.
- p. Museums and galleries.
- q. Printing shops.
- r. Rental of non-motorized sports equipment.
- s. Restaurants and cafes.
- t. Retail sales, including but not limited to:
  - (1) Clothing sales.
  - (2) Food sales.
  - (3) Gift/flower shops.
  - (4) Jewelry sales.
  - (5) Pharmaceutical sales.
  - (6) Sporting goods sales.
- u. Utility service establishments.

20.4 Conditional Uses:

- a. Accessory uses not listed in Section 20.3.
- b. Artist's studios.
- c. Attached multi-family housing, located only on the second and/or higher stories at a maximum density of 12 units per acre.
- d. Bed and breakfast inns (more than eight rooms).
- e. Daycare facilities.
- f. Drive-through facilities.
- g. Dry-cleaning establishments.
- h. Gasoline sales and service.

## SECTION 20 COMMUNITY COMMERCIAL (CC) (cont.)

### 20.4 Conditional Uses: (cont.)

- i. Motel.
- j. Planned unit development.
- k. Private schools.
- l. Religious institutions.
- m. Roof-mounted satellite dish antennas.
- n. Storage facilities.
- o. Utility service operation facilities.
- p. Veterinary clinics.

### 20.5 Required Setbacks:

Front:	20 feet
Side:	0 feet
Rear:	10 feet

### 20.6 Maximum Building Heights: 35 feet

### 20.7 Additional Standards: See Development Standards.

### 20.8 Off-Street Parking: See Section 34.

*(Amended: County Commission Resolution No. 1997-81)*

## **SECTION 21            MEADOW CENTER (MC)**

- 21.1 Intent. The intent of this district is to provide a pedestrian-oriented, central location for basic services, shopping, employment and housing.
- 21.2 Minimum Lot Area and Width: Minimum lot size shall be sufficient to accommodate proposed buildings, required parking and design standards.
- 21.3 Permitted Uses:
- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
  - b. Bakeries.
  - c. Barber and beauty shops.
  - d. Bars and lounges.
  - e. Bus shelters and bus turnouts.
  - f. Coin-operated laundromats.
  - g. Community and public facilities.
  - h. Emergency services, including police and fire stations.
  - i. Employee housing on second and subsequent stories.
  - j. Financial institutions.
  - k. Florists and gift shops.
  - l. Health and exercise establishments.
  - m. Indoor theaters/auditoriums.
  - n. Lodges, clubs and fraternal organizations.
  - o. Libraries.
  - p. Medical clinics and offices.
  - q. Museums and galleries.
  - r. Offices.
  - s. Parking lots.
  - t. Parks, trails and open space.
  - u. Photo studios.
  - v. Places of worship.
  - w. Post Office.
  - x. Printing shops.
  - y. Rental of non-motorized sports equipment.
  - z. Restaurants and cafes.
  - aa. Retail sales, including but not limited to:
    - (1) Clothing sales.
    - (2) Food sales.
    - (3) Hardware.
    - (4) Jewelry sales.
    - (5) Pharmaceutical sales.
    - (6) Sporting goods/variety goods sales.
  - bb. Utility service establishment.

## SECTION 21 MEADOW CENTER (MC) (cont.)

### 21.4 Conditional Uses:

- a. Accessory uses not listed in Section 21.3.
- b. Attached multi-family housing, located only on the second and/or higher stories.
- c. Buildings between 25 and 35 feet in height.
- d. Dry-cleaning establishments.
- e. Gasoline service stations, including the sale of convenience items.
- f. Roof-mounted satellite dish antennas.
- g. Planned unit developments.

### 21.5 The design of the Meadow Center shall:

- a. Provide for the safe and comfortable movement of pedestrians.
- b. Emphasize places of congregation, crossroads and nodal points by the use of building location, outdoor furniture, public art and vegetation.
- c. Include highly defined corridors framed by buildings and vegetation.
- d. Establish the traditional storefront/sidewalk relationship, with building fronts built close to sidewalks to facilitate the opportunities for browsing, social interaction and people watching. Buildings shall be accessed primarily from sidewalks.
- e. Create strong visual points and counterpoints through the dense arrangement of buildings and vegetation.
- f. Provide adequate access for service delivery and emergency vehicles.
- g. Provide for adequate parking which meets zoning regulations.

### 21.6 Maximum Building Height: 25 feet, unless approved as a conditional use under Section 41.

21.7 <u>Required Setbacks:</u>	Front	20 feet
	Side	0 feet
	Rear	10 feet

### 21.8 Additional Standards: See Development Standards.

### 21.9 Off-Street Parking: See Section 34.

*(Amended: County Commission Resolution No. 1997-81)*



## **SECTION 21.B      TOWN CENTER COMMERCIAL (TCC)**

21.B.1 Intent:      The intent of this district is to provide a pedestrian-oriented, local-serving and visitor-serving center containing retail, office, public, quasi-public, recreational, parks, open space, trails and residential uses to complement and support the Town Center Residential District thereby creating the appearance and feel of a small town. The purpose of this district is to provide a location for local and visitor-serving services, shopping, employment, and housing. All Town Center commercial development shall be served by community water and sewer service.

### 21.B.2 Permitted Uses:

- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
- b. Artist's studios.
- c. Apartments
- d. Attached multi-family housing, located only on second and subsequent stories at a maximum density of 15 units per acre.
- e. Bakeries.
- f. Barbershops and beauty shops.
- g. Bars and lounges.
- h. Bed and breakfast inns (eight or fewer rooms).
- i. Bus shelters, transit buildings, and bus turnouts.
- j. Business services (such as interior design, computer consulting, etc.)
- k. Coin-operated laundromats.
- l. Community and public facilities.
  - (1) Libraries.
  - (2) Civic buildings.
  - (3) Governmental buildings.
  - (4) Post Office.
  - (5) Parks, playgrounds, open space, and trails.
- m. Convention and meeting facilities.
- n. Drive-through facilities.
- o. Emergency services, including police and fire stations.
- p. Financial institutions.
- q. Florists and gift shops.
- r. Health and fitness/exercise facilities.
- s. Hotels and motels.
- t. Indoor theaters, cinemas, and auditoriums.
- u. Lodges, clubs, fraternal, and service organizations.
- v. Medical clinics and offices.
- w. Museums and galleries.
- x. Offices.

- y. Outdoor and indoor recreational facilities, including but not limited to tennis courts, ice skating rinks, racquet ball and other court games, swimming pools, and climbing facilities.
- z. Parking lots.
- aa. Parks, playgrounds, trails, and open space.
- bb. Photography studios.
- cc. Printing shops.
- dd. Private, trade and professional schools.
- ee. Rental, sales and service of non-motorized sports equipment.
- ff. Rental and sale of sports equipment related to the principal use, not to exceed 1,500 square feet of floor space.
- gg. Restaurants and cafes.
- hh. Retail Sales, including but not limited to:
  - (1) Clothing sales.
  - (2) Food sales.
  - (3) Hardware.
  - (4) Jewelry sales.
  - (5) Pharmaceutical sales.
  - (6) Sporting goods sales.
  - (7) Variety goods sales.
- ii. Sports and recreation instruction.
- jj. Utility service facilities.

21.B.3 Conditional Uses:

- a. Accessory uses not listed in Section 21.B.2.
- b. Barbershops and beauty shops which are accessory to the principal use.
- c. Churches (Religious institutions and Places of worship).
- d. Daycare facilities.
- e. Dry-cleaning establishments.
- f. Gasoline sales, including motor vehicle service and repair.
- g. Kilns and foundries.
- h. Planned unit development.
- i. Rental and sale of sports equipment related to the principal use in areas greater than 1,500 square feet of floor space.
- j. Restaurants and cafes, bars and lounges, as accessory to the principal use.
- k. Roof-mounted satellite dish antennas.
- l. Sign manufacture, painting and maintenance.
- m. Utility service operation facilities.
- n. Veterinary clinics.
- o. Woodworking shops.

21.B.4 Design and Patterns of Use: Design of the Town Center Commercial District shall be achieved through a Planned Unit Development.

A Design Plan shall govern the development of the Town Center Commercial area per the standards set forth in Section 31.B, Guidelines and Design Standards for Town Center Commercial Development.

Spatial organization of the district shall be compact and pedestrian-oriented. The primary circulation system shall consist of a grid street pattern and should define a centrally located public space—i.e., a “Town Square”—surrounded by a commercial area.

- Ground floor uses within the commercial area should be predominately retail and food and beverage services such as restaurants and lounges, and high pedestrian volume offices such as brokerages, title companies, and insurance businesses.
- Second floor uses should consist primarily of a mix of residential apartments and professional office uses, with limited retail uses such as food and beverage services, galleries, and art and photography studios.
- Specialty commercial uses such as theaters, cinemas, and supermarkets should serve as visual and functional anchors for the district.
- Visitor lodging and recreational uses should be located close to the Highway 64 corridor.
- Parking should be organized into an efficient system of shared lots, with easy vehicular access and circulation.
- Town Center Commercial District shall be connected to the Town Center Residential District with a suitable mix of parks, open space and trails.

21.B.5 Minimum Lot Area: See Table 21.B.1.

21.B.6 Minimum Lot Width: See Table 21.B.1.

21.B.7 Minimum Setbacks: See Table 21.B.1.

21.B.8 Minimum Building Height: See Table 21.B.1 and Section 31.B.4.

21.B.9 Maximum Building Height: See Table 21.B.1 and Section 31.B.4.

21.B.10 Parking Standards: See Section 34, Parking, and Section 34.11, Town Center Parking.

21.B.11 Additional Standards: See Section 29, General Development Standards, and Section 31.B, Guidelines and Design Standards for Town Center Commercial Development.

Building Type (1)	Lot Requirements		Minimum Setbacks			Building Height (4)			
	Minimum Area	Minimum Width	Front Yard	Side Yard	Rear Yard	Min Stories	Min Feet	Max Stories	Max Feet
Commercial-Retail	3,000 SF	50 Feet	0 Feet	0 Feet	5 Feet	2	30	3	50
Commercial-Specialty (2)	10,000 SF	100 Feet	0 Feet	0 Feet	5 Feet	1	20	2	35
Commercial-Recreation (3)	10,000 SF	100 Feet	10 Feet	0 Feet	5 Feet	1	35	2	45
Public/Quasi Public	10,000 SF	75 Feet	10 Feet	0 Feet	5 Feet	1	20	2	35
Lodging	40,000 SF	200 Feet	10 Feet	0 Feet	5 Feet	2	30	2	35

**Table 21.B.1: Town Center Commercial District  
Minimum Lot Size, Minimum Lot Width, Required  
Setbacks, and Maximum Building Height**

- Notes:
1. Building Type designations and locations shall be shown on the Design Plan (Development Plan) as required by Section 31.B.3, Guidelines and Design Standards for Town Center Commercial Development.
  2. Specialty Commercial uses include those uses that conventionally have larger floor-areas, higher ceilings, and consist primarily of one-story space such as grocery markets, theaters, cinemas, auditoriums, gasoline stations and drive-through facilities (banks, food, etc.).
  3. Recreation uses include those uses that require larger floor areas and ceiling heights to accommodate the requirements of specific recreational court games such as tennis, basketball, handball, etc.
  4. See Section 31.B.4. for measurement of Building Heights.

*(Amended: County Commission Resolution No. 2000-18 on April 11, 2000.)*

## SECTION 21.C

## TOWN CENTER RESIDENTIAL (TCR)

21.C.1 Intent: The intent of the Town Center Residential district is to provide a mix of housing types, densities, parks, open space and trails to complement and support the Town Center Commercial District, to thereby create the appearance and feel of a small town, and to create a year-round residential and recreational population center. All town center residential development shall be served by community water and sewer service.

21.C.2 Permitted Uses:

- a. Accessory uses and structures.
- b. Bus shelters and turnouts.
- c. Childcare facilities.
- d. Churches (Religious institutions and Places of worship).
- e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
- f. Multi-family dwellings.
- g. Parks, recreation areas, and open space.
- h. Schools of 1000 square feet or less in area.
- i. Single-family dwellings.
- j. Trails for non-motorized use.

21.C.3 Conditional Uses:

- a. Accessory apartment, caretaker residence and guest house.
- b. Bed and breakfast inns (eight or fewer rooms).
- c. Community Residential Facilities as defined in 76-2-411, MCA.
- d. Planned unit developments.
- e. Public/private safety facilities or services.
- f. Schools greater than 1000 square feet in area.
- g. Utility service operation facilities.

21.C.4 Design and Housing Pattern: Design of the Town Center Residential District shall be achieved through a Planned Unit Development.

- The housing mix should consist of single-family and multi-family units and include both owner-occupied and rental units.
- Single-family detached housing should provide a range of lot sizes and unit areas at densities ranging from less than four (4) units per acre to six (6) units per acre.
- Multi-family units should include a variety of housing configurations, including but not limited to duplexes, triplexes, and townhouses, and should reflect a range of lot sizes and configurations, with densities ranging from eight (8) units per acre to fifteen (15) units per acre.

- It is contemplated that this housing stock will include a variety of housing types affordable to people with a variety of income levels, including starter units for families and local employees.
- Town Center Residential District shall be connected to the Town Center Commercial District with a suitable mix of parks, open space and trails.

21.C.5 Density: See Table 21.D.1. Locations of specific densities shall be shown on the Planned Unit Development Site Plan (Section 24.3.d).

21.C.6 Minimum Lot Area: See Table 21.C.1.

21.C.7 Minimum Lot Width: See Table 21.C.1.

21.C.8 Required Setbacks: See Table 21.C.1.

21.C.9 Maximum Building Height: See Table 21.C.1. Maximum building heights for accessory buildings shall be twelve (12) feet less than that permitted for each principal Dwelling Unit Type.

21.C.10 Parking Standards: See Section 34, Parking.

21.C.11 Additional Standards: See Section 29, General Development Standards.

Dwelling Unit Type (1)	Max DU / Acre	Max Units / Bldg	Lot Requirements		Minimum Setbacks			Building
			Minimum Area	Minimum Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Multi-Family Townhouse	15	12	10,000 SF	100 Feet	15 Feet	10 Feet	15 Feet	40 Feet
Multi-Family Courtyard	12	6	10,000 SF	100 Feet	15 Feet	10 Feet	10 Feet	36 Feet
Multi-Family Duplex	8	2	5,000 SF	50 Feet	10 Feet	5 Feet	10 Feet	33 Feet
Single-Family Town-lots	6	1	6,000 SF	60 Feet	20 Feet	5 Feet	10 Feet	33 Feet
Single-Family Edge-lots	4	1	10,000 SF	100 Feet	25 Feet	10 Feet	10 Feet	33 Feet

**Table 21.C.1: Town Center Residential District  
Minimum Lot Size, Minimum Lot Width, Required  
Setbacks, and Maximum Building Height**

Notes: 1. Dwelling Unit Type designations and locations shall be shown on the Planned Unit Development Site Plan (Section 24.3.d).

*(Amended: County Commission Resolution No. 2000-18 on April 11, 2000.)*

## SECTION 22 RECREATIONAL BUSINESS (R-B)

- 22.1 Intent: The intent of this district is to provide for large-scale recreational activities and for the retail and service activities frequently required by recreationists.
- 22.2 Minimum Lot Size: One acre.
- 22.3 Permitted Uses:
- a. Bus shelters and bus turnouts.
  - b. Caretaker residence.
  - c. Employee housing.
  - d. Accessory garages, parking, loading facilities, fences, hedges and walls.
  - e. Open space.
  - f. Outdoor and indoor recreational facilities, including but not limited to golf courses, driving ranges, ice skating, hockey rinks, tennis courts, cross country ski facilities, racquet/handball courts, equestrian centers, multi-use trails, swimming pools, ski trails, lifts, and hunting and fishing facilities.
  - g. Picnic areas.
  - h. Playgrounds and parks.
  - i. Rental and sale of sports equipment related to the principal use, not to exceed 1,500 square feet of floor space.
  - j. Sports/recreation instruction.
- 22.4 Conditional Uses:
- a. Accessory uses not listed in Section 22.3.
  - b. Campgrounds.
  - c. Commercial heliports which are accessory to the principal use.
  - d. Limited retail sales which are accessory to the principal use.
  - e. Planned unit developments.
  - f. Rental and sales of sports equipment related to the principal use in areas exceeding 1,500 square feet.
  - g. Restaurants, cafes, bars and lounges as accessories to the principal use.
  - h. Roof-mounted satellite dish antennas.
  - i. Utility service operation facilities.
- 22.5 Required Setbacks:
- |        |         |
|--------|---------|
| Front: | 20 feet |
| Side:  | 10 feet |
| Rear:  | 10 feet |
- 22.6 Minimum Lot Width: 85 feet
- 22.7 Maximum Building Height: 35 feet
- 22.8 Additional Standards. See Development Standards.
- 22.9 Off-Street Parking. See Section 34.

(Amended: County Commission Resolution No. 1997-81)

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## **SECTION 23            RESORT (R)**

- 23.1 Intent: The intent of this district is to provide for planned resort development that include visitor accommodations, residential uses, recreational facilities and food service.
- 23.2 Minimum Lot Size: Forty acres.
- 23.3 Minimum Requirements: Any development proposal within the Resort District shall include, at a minimum, visitor accommodations, at least two of the recreational facilities listed in Section 23.4j and a food service facility. If a phased development proposal is submitted, these requirements shall be met in the first phase.
- 23.4 Permitted Uses:
- a. Accessory garages, parking, loading facilities, fences, hedges and walls.
  - b. Bus shelters and bus turnouts.
  - c. Caretaker residence.
  - d. Convention and meeting facilities.
  - e. Employee housing.
  - f. Guest ranches.
  - g. Hotels and motels.
  - h. Multi-family dwellings.
  - i. Open space.
  - j. Outdoor and indoor recreational facilities, including but not limited to golf courses, driving ranges, ice skating rinks, tennis courts, cross country ski facilities, racquet ball and handball courts, equestrian centers, multi-use trails, swimming pools, ski trails and lifts, hunting and fishing facilities and educational facilities.
  - k. Picnic areas.
  - l. Playgrounds and parks.
  - m. Rental and sales of sports equipment, not to exceed 1,500 square feet of floor space.
  - n. Restaurants and cafes, bars and lounges as accessories to the principal use.
  - o. Single-family dwellings.
  - p. Sports/recreation instruction.
- 23.5 Conditional Uses:
- a. Accessory uses not listed in Section 23.4.
  - b. Airports.
  - c. Beauty and barber shops which are accessory to the principal use.
  - d. Campgrounds.
  - e. Gambling establishments.
  - f. Health and exercise facilities which are accessory to the principal use.
  - g. Limited retail sales which are accessory to the principal use.

## SECTION 23 RESORT (cont.)

### 23.5 Conditional Uses: (cont.)

- h. Planned unit developments.
- i. Rental and sales of sports equipment in areas exceeding 1,500 square feet.
- j. Roof-mounted satellite dish antennas.
- k. Structures over 35 feet in height.
- l. Utility service operation facilities.

### 23.6 Density: The density is shown on the Official Zoning Map as the total number of units allowed as a matter of right. Units are calculated as follows:

- a. Single-Family Dwellings: Each single-family dwelling is the equivalent of one unit.
- b. Multi-Family Dwellings: Each separate dwelling unit within a multi-family dwelling structure is the equivalent of one unit. For example, a four-plex counts as four units.
- c. Hotels and Motels: Two sleeping or lodging rooms are the equivalent of one unit. For example, a 100-room motel would count as 50 units.

### 23.7 Required Setbacks:

Front:	20 feet
Side:	10 feet
Rear:	10 feet

### 23.8 Minimum Lot Width: 500 feet

### 23.9 Maximum Building Height: 35 feet, unless approved as a conditional use according to the procedures of Section 41.

### 23.10 Additional Standards: See Development Standards.

### 23.11 Off-Street Parking: See Section 34.

*(Amended: County Commission Resolution No. 1997-81)*